

SUBDIVISION MEETING

March 30, 2006

Vice-Chair Murray called the meeting to order at 9 a.m.

Commissioner Tinsley was present. Commissioner Varone was absent attending an Area IV Agency meeting. Others attending all or portion of the meeting included Ron Alles, Jerry Grebenc, Michael McHugh, Rj Zimmer, Eric Spangenberg, Laura Erikson, Dr. Marsha Davis, Marni Bentley, Jason Roylance, Greg McNally, Travis Clark, Chris Ries, and Maria Penna.

Pledge of Allegiance. Everyone recited the pledge.

Consent Action Items. Jerry Grebenc reported on the consent items.

- a. Settlement Agreement and Release of Claims-Dunne Communications, Inc. for Radio Project. \$118,252.00 (Deputy County Attorney K. Paul Stahl)
- b. Request for One-Year Extension to 5/5/07 of Preliminary Approval for the Fort Harrison Estates. (Applicant, Dan Gruber) (Planner, Michael McHugh)
- c. Independent Contractor Contract. VARGIS, LLC for Aerial Photography Project, not to exceed \$67,390.00. (Rj Zimmer)
- d. Independent Contractor Contract. DJ&A for Aerial Photography Survey Control Work. \$11,800.00. (Art Pembroke/Eric Spangenberg)
- e. Independent Contractor Contract. Helena Valley Mosquito Control District for Mosquito Control Work. \$124,950.00. (Larry Hoffman)
- f. Independent Contractor Contract. Helena Valley Mosquito Control District for Mosquito Control Survey Work. \$13,275.00. (Larry Hoffman)
- g. Montana Arts Council Grant Agreement for the Council for the Arts, Lincoln.
- h. Project Agreement for Grandstreet Theater CTEP Window Project, STPE 5899(30). \$5,775.00. (Laura Erikson)

Commissioner Tinsley moved approval of the consent items but would like more information about action item 2.a. Commissioner Murray stated the Montana firm is located in Anaconda to work on the radio project. They did not complete all of the items in the contract and therefore the contract was terminated. This contract provides for the items that were completed satisfactorily with the Sheriff's office and also returns to them equipment they had purchased for use in the project. Commissioner Tinsley moved approval of the consent action items a, b, c, d, g and h and authorized the Chair to sign. Commissioner Murray seconded the motion and it carried 2-0.

Commissioner Tinsley moved to table consent items 2.e and 2.f to Tuesday, April 11. Commissioner Murray seconded the motion and it carried 2-0.

Proclamation Celebrating The Week of the Young Child. Dr. Marsha Davis reported the National Organization of the Association for the Education of Young Children traditionally has sent aside a week each year to pay special recognition and honor our youngest citizens. The Helena chapter of this organization is asking the commission to sign a proclamation celebrating the Week of the Young Child April 2-8, 2006.

Commissioner Tinsley moved approval of the proclamation and authorized the Commissioners to sign it. Commissioner Murray seconded the motion and it carried 2-0.

Not A Public Hearing-Resolution to Create Rural Improvement District 2006-3 for the South Boundary Acres II Major Subdivision. Marni Bentley reported a petition has been received by the developer of South Boundary Acres requesting the creation of an improvement district to maintain the internal access roads. The annual cost of maintenance is \$2,772 and each will be assessed a flat fee of \$145.89 per lot per year. A rate hearing will be held after the final plat is filed and the Department of Revenue has assigned tax identification numbers. Commissioner Tinsley moved approval of the resolution and authorized the Chair to sign. Commissioner Murray seconded the motion and it carried 2-0.

Proposed 3-Lot Minor Subdivision, Preliminary Plat to be known as Southern View Minor. (Applicant, Jason Roylance) (Planner, Greg McNally) (Decision) The applicant proposes to create 3 Lots, each for one single-family dwelling. The existing 17.14-acre tract will be divided into three lots ranging in size from 5.40 acres to 5.92 acres. The proposed subdivision is generally located approximately ¾ miles north of Prairie Road and adjacent to North Montana Avenue.

Variance Request #1. That dead end roads not exceed 700 feet in length. Commissioner Tinsley moved approval of the variance request and authorized the Chair to sign. Commissioner Murray seconded the motion. Commissioner Tinsley stated the subdivision is located off of a collector road and believes there is a reasonable means to approve this variance. The motion carried 2-0.

Variance Request #2. From the 1:3 maximum ratio for lot design. Commissioner Tinsley moved approval of the variance and authorized the Chair to sign. Commissioner Murray seconded the motion. Commissioner Tinsley stated in this particular case because the subdivision is located within a zoning district that has 5-acre minimums they are not going to be further subdivided and because building will take place on the western edge of the property. The motion carried 2-0.

Commissioner Tinsley moved approval of the proposed subdivision subject to 15 conditions as outlined in the staff report and authorized the Chair to sign. Commissioner Murray seconded the motion and it carried 2-0.

Public comments on matters not mentioned above. None

There was no other business and the meeting adjourned at 9:19 a.m.

LEWIS AND CLARK COUNTY
BOARD OF COMMISSIONERS

Anita L. Varone, Chair

Michael A. Murray, Vice-Chair

Ed Tinsley, Member

ATTEST:

Paulette DeHart, Clerk of the Board